

DRAFT DOWNTOWN ZONING DEVELOPMENT REGULATIONS & USE TABLE

Combination of Traditional Zoning & Form Based Codes

Summary of Permitted and Conditional Uses by Downtown District

CONFORMANCE WITH USE TABLE:

- (1) The use of land and/or buildings shall be in accordance with those listed in the Downtown Use Table. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for the uses specified in the zoning district in which it is located. The legend for interpreting the permitted uses in the Downtown Use Table is:



Designates use permitted in the zoning district indicated.



Designates use may be permitted in the zoning district indicated by a Conditional Use Permit (CUP); for details refer to Section 7200 of the Wichita Falls Zoning Ordinance.



Blank Designates use prohibited (i.e. not allowed) in the zoning district indicated.

Land uses are defined in Section 2000 (Definitions), Wichita Falls Zoning Ordinance.

- (2) If a use is not listed (or is blank) in the Downtown Use Table, it is not allowed in any of the downtown zoning districts.
- (3) Unless otherwise noted, a use listed in the Downtown Use Table will be the predominant use of the land. If noted as an accessory use, then such use will only be allowed as an accessory use (as defined in the zoning ordinance) to a permitted use.
- (4) Non-Conforming Use Limitation in Downtown:

A non-conforming use is defined in Section 2000 (Definitions) as a legal use which is not a permitted use in that zoning district and which existed prior to the enactment of zoning within the city or a rezoning within a zoning district. The term “nonconforming use” may also apply to nonconformance with regulations which apply to parking, landscaping and signage requirements as applied to the current use which is in itself nonconforming.

This definition shall not be interpreted to mean a use which was established since the rezoning of property or since zoning was enacted in the city, and is not permitted in that zoning district, not authorized by a conditional use permit, or which has not obtained a waiver of this ordinance from the city council, such use is an illegal use.

Section 6100 – Non-Conforming Development includes detailed requirements to address non-conforming development so that it is controlled to not become a nuisance to the community,

eventually eliminated, and that the development be required to comply with the regulations outlined in the Wichita Falls Code of Ordinances, specifically the Downtown Use Table. This ordinance also addresses what happens when a non-conforming use is discontinued along with the time frame in order to continue the legal non-conformance. After review of eleven peer cities (Abilene, Beaumont, College Station, Denton, Edinburg, Lewisville, McAllen, Odessa, San Angelo, Tyler and Waco) it was discovered the time frames for a non-conforming use termination varied from 2 years to within 3 months. Section 6145 – Same-Discontinuance stipulates in the City of Wichita Falls the right to operate as a non-conforming use terminates if the non-conforming use has discontinued operations or remains vacant or unused for 2 years or more.

In working to implement the Downtown Zoning Diagnostic Plan to address more appropriate land uses for the future of downtown it is logical to consider a shorter-time span for when a non-conforming use is considered terminated and must come into conformance prior to obtaining a Certificate of Occupancy or filing an appeal (*conditional use application request*) with the Planning and Zoning Commission under Section 6100 (Non-Conforming Development). Based on the research, staff believe that 1 year is a reasonable time frame for termination of a non-conforming use within greater downtown. Staff recommendation:

If a building, structure or parcel of land becomes vacant, ceases operations and remains unoccupied for a period of 1 year or more in the greater downtown core, then all non-conforming rights shall be deemed to be permanently abandoned. The use of the premises/structure/land parcel(s) shall be in conformance with the uses outlined in the Downtown Use Table, as adopted in the Wichita Falls Code of Ordinances, for the identified downtown zoning districts (CBD, GC-D, RDD and LI-D).

(5) Downtown Use Table Organization:

Land uses are listed alphabetically by category in the Use Table.

USE CATEGORIES

The Downtown Zoning Use Table organizes land uses by the following categories:

1. Residential
2. Institutional/Governmental
3. Office
4. Services (Personal & Business)
5. Retail
6. Transportation & Auto Services
7. Amusement & Recreation
8. Commercial & Wholesale Trade
9. Light Assembly/Industrial
10. Mineral Extraction
11. Temporary Uses

DOWNTOWN USE TABLE ABBREVIATIONS

The following abbreviations are for the Zoning Districts in the greater downtown core and utilized in the Downtown Use Table:

CBD – Central Business District

GC-D – General Commercial Downtown District

RDD – River Development District

LI-D – Light Industrial Downtown District

Critical Downtown Corridors for Both Access & Visual Appeal: Scott Ave, 6th Street, 8th Street

(6) Classification of New/Unlisted Uses:

It is recognized that new types of land use will arise in the future, and forms of land use not presently anticipated may seek to locate in the downtown core of the City of Wichita Falls. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Downtown Use Table shall be done through the rezone/amendment application process. Interested persons may submit the rezone/amendment application and associated fees to be processed by the Wichita Falls Planning Division staff with a recommendation regarding appropriateness of the proposed land use provided to the Planning and Zoning Commission for their consideration. The Planning and Zoning Commission will consider the application merits and render a recommendation (approve or disapprove) for City Council's final review and determination.

DEVELOPMENT REGULATIONS:

Each downtown zoning district has additional regulations to address the use of the lot and building with minimum standards for height, setbacks (front, side and rear), maximum building coverage, parking, landscaping, hours of operation, etc.

Central Business District- CBD

Purpose/Overview

The CBD Central Business District is the commercial core and focal point of the city in the downtown area characterized by a mix of higher intensity land uses including office, business, residential, personal services, entertainment and institutional/civic activities. This district radiates from 8th and Ohio Streets in the historic district to include a mix of multi-story and mixed use office towers and primarily consists of older business structures which predate the modern shopping center concepts, and special provisions are made for off-street parking, height, and area regulations. There shall be only one contiguous Central Business District within the City of Wichita Falls.

Each site in the Central Business District (CBD) shall be subject to the following development regulations:

1. **Lot area [and] width:** No minimum.
2. **Setbacks:** As required by [Chapter 22](#), Buildings and Building Regulations, of the Wichita Falls Code of Ordinances, as amended.
3. **Height:** No maximum.
4. **Building coverage:** No maximum.
5. **Parking Facilities:**

Historically, there were no minimum parking standards set within the CBD. To ensure adequate parking for all building/lot uses within this zone, particularly for mixed-use development projects and conversion to multi-family residential uses, parking requirements will be assessed on an individual project basis.

6. **Landscaping:**

There are limited landscaping strip areas outside of the public right of way in the core of downtown. Creative methods for landscape enhancement are encouraged by and in conjunction with the City; which may include but are not limited to planters or planter boxes and/or tree well plantings utilizing an urban species suitable for a downtown environment. All landscaping plans shall be submitted for review and consideration via the e-plans portal. Any proposed landscaping in the public right of way will require an encroachment agreement.

7. **Streetscape Protection:**

Any damage to existing streetscape design, including street trees, by development, use, or condition of private property shall be corrected by the property owner at the owner's expense to the satisfaction of the City of Wichita Falls Department of Public Works prior to the release of the Certificate of Occupancy by the Chief Building Official. Any damage not corrected by the owner shall be corrected by the City of Wichita Falls, the cost of which is to be billed to the owner, including city administrative costs.

For purposes of this Section, Streetscape shall be defined to include any public improvement adjacent to private property regardless of whether or not it is part of the Wichita Falls Downtown Strategic Plan related to streetscapes implementation.

Notes:

Refer to [Section 4600](#) for buffering requirements.

Refer to [Sections 5980–5986](#) for outdoor display requirements.

Refer to [Section 6220](#) for a detailed parking schedule by land use.

Refer to [Section 6700](#) for a detailed schedule of sign standards.

Refer to [Section 6800](#) for detailed landscaping regulations.

Special conditions:

The following special conditions are applicable to the Central Business District:

1. Commercial uses shall not be open to the public from the hours of 2:15 a.m. through 5:30 a.m., with the exception of the following:
 - a. Lodging establishments, as defined by [Section 58-201](#) of this Code of Ordinances; and

- b. Businesses that engage primarily in retail trade, as defined by [Section 2030](#) [of this ordinance].
2. Limitation of the following sign types in order to better align with the permitted uses:
 - flashing signs
 - inflatable signs
 - multi-tenant signs
 - pole signs
 - portable signs
 - signs on vehicles

General Commercial – Downtown - GCD

Purpose

The General Commercial-Downtown District is to accommodate commercial activities that compliment the downtown core with office, retail, service, limited residential of various densities and mixed-use style developments within the original townsite of the city.

Each site in the General Commercial-Downtown (GCD) District shall be subject to the following development regulations, except for townhouse and zero lot line residential uses which are only permitted with a conditional use permit (CUP):

1. **Lot area:** 5,000 square feet, minimum.
2. **Lot width:** 50 feet, minimum.
3. **Front setback:** 15 feet ~~25 feet~~ minimum; except for rear access subdivision where reduced setback as per [Section 4240](#) shall apply.
4. **Side setback, interior:**
 - A. Single-family and duplex dwellings: 5 feet, minimum.
 - B. All other uses: No minimum; in accordance with adopted Building Code requirements.
5. **Side setback, exterior:** 15 feet ~~25 foot~~ minimum, ~~except 15 foot minimum for single-family and duplex dwellings.~~
6. **Rear setback:**
 - A. Single-family and duplex dwelling: 5 feet minimum from common lot line or one-foot minimum from alley. (See [Section 6500](#) for accessory structure setbacks and [Section 6210](#) for setback requirements for rear vehicular access.)
 - B. All other uses: No minimum. However, in no case shall the roof overhang extend over the property line, and shall be in accordance with adopted Building Code requirements.
7. **Height:** No maximum.
8. **Building coverage:** No maximum, except 50 percent of lot area maximum, for single-family and duplex dwellings.
9. **Open space:** 20 percent of lot area, minimum, for multifamily dwellings containing 25 units or more.

Notes:

Refer to [Section 4600](#) for screening and buffering requirements.

Refer to [Section 6220](#) for a detailed parking schedule by land use.

Refer to [Section 6700](#) for a detailed schedule of sign standards.

Refer to [Section 6800](#) for detailed landscaping regulations.

River Development District – RDD

Purpose

The River Development District is to provide a facility for recreation and leisure, enhance tourism and entertainment opportunities. The district shall incorporate uses that will upgrade the river environment into a permanent recreational and commercial facility.

Each site in the River Development District (RDD) ~~shall be subject to the same development regulations as provided for in [section 3490](#) [for] the general commercial district. (Ordinance 85-2009 adopted 11/3/09)~~ shall be subject to the same following development regulations:

1. **Lot area:** 5,000 square feet, minimum.
2. **Lot width:** 50 feet, minimum.
3. **Front setback:** 10 feet ~~25-foot minimum; except for rear access subdivision where reduced setback as per [Section 4240](#) shall apply.~~
4. **Side setback, interior:**
 - A. ~~Single family and duplex dwellings: Five feet, minimum.~~
 - B. ~~All other uses:~~ No minimum; in accordance with adopted Building Code requirements.
5. **Side setback, exterior:** 15 feet ~~25-foot minimum, except 15-foot minimum for single family and duplex dwellings.~~
6. **Rear setback:**
 - A. ~~Single family and duplex dwelling: Five feet minimum from common lot line or one foot minimum from alley. (See [Section 6500](#) for accessory structure setbacks and [Section 6210](#) for setback requirements for rear vehicular access.)~~
 - B. ~~All other uses:~~ No minimum. However, in no case shall the roof overhang extend over the property line, and shall be in accordance with adopted Building Code requirements.
7. **Height:** No maximum.
8. **Building coverage:** No maximum, ~~except 50 percent of lot area maximum, for single family and duplex dwellings.~~
9. **Open space:** 20 percent of lot area, minimum, for multifamily dwellings containing 25 units or more.

Special conditions:

1. Each site in the RDD River Development District, ~~except residential uses not subject to site plan review, within the RDD district~~ must meet substantial landscaping requirements to meet the purpose of a linear park system.
2. Conservation of existing trees and natural areas shall be given consideration.
3. Dedication of open-space easements may be required to install a linear trail system.
4. To the greatest extent possible, businesses and other public facilities must orient the buildings to face the river.
5. Signs must be approved through the site plan review process.
6. *No repair services or outdoor storage/display shall be permitted.*

Notes:

Refer to [Section 4600](#) for screening and buffering requirements.
Refer to [Section 6220](#) for a detailed parking schedule by land use.
Refer to [Section 6700](#) for a detailed schedule of sign standards.
Refer to [Section 6800](#) for detailed landscaping regulations.

Light Industrial – Downtown – LI-D

Purpose

The purpose of the Light Industrial-Downtown District is to accommodate for limited industrial uses within the greater downtown related to: commercial and wholesale, limited auto/transportation related and warehousing/distribution type activities along with light fabrication/assembly and processing.

Each site in the Light Industrial – Downtown (LID) District shall be subject to the following development regulations:

1. **Lot area:** 5,000 square feet, minimum.
2. **Lot width:** 50 feet, minimum.
3. **Front setback:** 15 feet ~~25 feet~~, minimum.
4. **Side setback, interior:** No minimum; in accordance with adopted Building Code requirements.
5. **Side setback, exterior:** 15 feet ~~25 feet~~, minimum.
6. **Rear setback:** No minimum; in accordance with adopted Building Code requirements.
7. **Height:** No maximum.
8. **Building coverage:** No maximum.

Notes:

Refer to [Section 4600](#) for screening and buffering requirements.
Refer to [Section 6220](#) for a detailed parking schedule by land use.
Refer to [Section 6700](#) for a detailed schedule of sign standards.
Refer to [Section 6800](#) for detailed landscaping regulations.

DRAFT DOWNTOWN ZONING USE TABLE: Residential

TYPES OF LAND USES	Greater Downtown Zoning Districts				
	CBD	GCD	RDD		LID
Residential	Includes structures, houses and buildings occupied for dwelling uses and those uses normally related to and/or accessory to the provision of housing.				
Accessory to Residential Use Building/Structure (all others)		C			
Accessory Dwelling		C			
Bed and Breakfast Homestay		P			
Bed and Breakfast Inn	C	P			
Boarding House		C			
Condominium, residential	C	P			
Dwelling - Single Family Detached		C			
Dwelling - Duplex		C			
Dwelling – Triplex or Triplex		C			
Dwelling - Quadraplex (<i>Defined Under Multi-Family Dwelling</i>)		C			
Dwelling - Multi-Family < 25 units	P	P	C		
Dwelling – Multi-Family > 25 units	P	P	P		
Dwelling - Zero-Lot Line Home		C			
Fraternity or Sorority House					
Group Home	C	C	C		C
Halfway House	C	C	C		C
Home Occupation		P			
Multi-family above a business, < 4 units	P	P	C		
Multi-family upper stories, > 4 units	P	P	C		
Manufactured Homes					
Personal Care Home	C	P			
Townhouse, residential		C			

Institutional/Governmental

TYPES OF LAND USES	Greater Downtown Zoning Districts				
	CBD	GCD	RDD		LID
Institutional/ Governmental	Generally public and quasi-public land uses including utility, educational, religious, recreational, cultural, medical, governmental, and other uses that are strongly vested with public or social importance.				
Adult Day Care	P	P			
Armed Services Recruiting Center	P	P			
Assisted Living Facility (Continuing/ Residential Care/Retirement Community)	C	P			
Auction House – No auto, livestock	C	C			P
Cemetery and/or Mausoleum			C		
Church/Temple/Place of Worship meeting RLUIPA Statutes	P	P	P		P
Civic Center (Municipal)	P	P	P		
Civic Club, Halls and Lodges	P	P	P		
College and University	C	P	C		
Community Center (Public)	P	P	P		
Convention Center			P		
Daycare Center (Limited and Commercial)	P	P	C		
Electrical Substation		C	C		P
Electrical Substation – Public Utility	P	P	P		P
Exhibition Hall	C	C	P		
Fraternal Organization	P	P	C		
Governmental Building or Use (County, State or Federal)	P	P	P		P
Hospital		P			C
Institution for Alcoholic, Narcotic, or Psychiatric Patients		P			C
Institution of Religious, Educational or Philanthropic Nature but not meeting Church, Temple, Place of Worship Definition	P	P	C		

Institutional/Governmental Cont'd

TYPES OF LAND USES	Greater Downtown Zoning Districts			
	CBD	GCD	RDD	LID
Institutional/ Governmental	Generally public and quasi-public land uses including utility, educational, religious, recreational, cultural, medical, governmental, and other uses that are strongly vested with public or social importance.			
Library, Public	P	P	P	
Municipal Facility or Use	P	P	P	P
Museum	P	P	P	P
Nature Center	C	C	P	
Orphanage	C	C		
Park and/or Playground (Public, Municipal)	P	P	P	
Parole-Probation Office	P	P	P	P
Penal, Correctional Institution, Jail	P	P	P	P
Post Office (Governmental)	P	P	P	P
Public Assembly (Auditorium, Gymnasium, Stadiums, Meeting Halls, etc.)	P	P	P	
Public Utility/Safety Services	P	P	P	P
School – Business (e.g. Barber/Beauty/Cosmetology)	P	P	C	P
School - Commercial Trade (Vocational)	C	P	C	P
School - Public (K-12)	P	P	P	
School – Parochial or Private (K-12)	P	P	P	
Shelter/Mission Facility		P		C
Nursing, Skilled, Convalescent Facility	C	P		
Studio for Radio and/or Television (No Tower)	P	P	C	
Telephone Exchange/Switching Station	P	P	P	P
Trail /Linear Park System (Public, Municipal)	P		P	

Office

TYPES OF LAND USES	Greater Downtown Zoning Districts				
	CBD	GCD	RDD		LID
Office	Uses more of an office nature generally without retail sales. These uses tend to be more compatible with adjacent residential areas as well as central business districts.				
Clinic, Emergency Care	C	C			
Clinic, Medical, Counseling and/or Dental Offices	P	P	C		
Credit Agency	P	P			
Bank-Automated Teller Machine (ATM) Drive Through	C	P	C		
Bank, Savings and Loan, or Credit Union (With No Motor Bank Services)	P	P	C		
Office, Professional and General Business	P	P	P		
Office Showroom	C	C	C		C
Security Monitoring Company (No Outside Storage)	C	P			P
Telemarketing Agency	P	C			
Travel Agency	P	P	P		

Services: Personal & Business

TYPES OF LAND USES		Greater Downtown Zoning Districts				
		CBD	GCD	RDD		LID
Personal Services (Business Services)	Uses generally more of a service nature to either other businesses or individuals. They are not primarily retail sales and would not be considered the heavier classification of commercial use					
Accessory Building/Structure (Business or Industry)		C	P	P		P
Ambulance Service, EMS			C	C		P
Automobile Driving School (including Defensive Driving)		C	P	P		P
Barber/Beauty Shop (No Related School/College)		P	P			
Bail Bonds			C			C
Check Cashing Service, Payday Lender, Car Title Loans			C			C
Cigar Bar/Lounge		C	C	C		
Copy, Photocopy, Duplicating Shop		P	P	C		
Dance Hall/Dancing Facility		P	C	C		
Dance/Ballet/Drama/Music Schools (Performing Arts)		P	P	P		
Exterminating Services (No on-site chemical storage)		C	P			P
Exterminating Services (with on-site chemical storage)						C
Funeral Home, Mortuary, Crematory		C	P			P
Martial Arts Studio/Classes		P	P	P		
Health Club (Indoor)		P	P	P		P
Health Club (Outdoor)		C	P	P		P
Hotel/Motel (less than 30 day occupancy)		C	P	P		
Hotel/Motel – Extended Stay (more than 30 days with kitchen facilities)		C	C	C		
Kiosk (Providing an allowed use)		C	P	C		C
Laundromat/Washateria/Self-Service			P			P
Laundry/Dry Cleaning (Retail Only - Drop Off/Pick Up)		P	P	P		P
Locksmith		P	P	P		P
Mailing Service (Private)		P	P	C		C

Services: Personal & Business Cont'd

TYPES OF LAND USES		Greater Downtown Zoning Districts				
		CBD	GCD	RDD		LID
Personal Services (Business Services)	Uses generally more of a service nature to other businesses and/or individuals. They are not primarily retail sales and would not be considered the heavier classification of commercial use					
Pet/Animal Kennels, Boarding, Breeding						
Pet and Animal Grooming Shop (No Outside Kennels)			C			P
Pharmacy/Drug Store (Retail Only)		P	P	C		
Photography Studio		P	P	P		
Rehabilitation Care Institution (Business)			C	P		P
Sexually Oriented Business (S.O.B.) refer to Section 5500 of Wichita Falls Zoning Ordinance						
Shoe/Boot Repair Shop (Retail)		P	P	C		
Tailor, Seamstress or Dressmaker (Retail Only)		P	P	C		
Tattoo or Body Piercing Studio, Primary Use		C	C			P
Taxidermist			C			P
Veterinarian Clinic-indoor kennels						C
Veterinarian Clinic-outdoor kennels or pens (Livestock or Large Animal Clinic)						
Wedding Chapel		P	P	C		

Retail

TYPES OF LAND USES		Greater Downtown Zoning Districts			
		CBD	GCD	RDD	LID
Retail	Generally, the sale of goods and services from individuals or businesses to the end-user, whereby sales taxes are normally paid. A retailer purchases goods or products in large quantities from manufacturers directly or through a wholesale, and then sells smaller quantities to the consumer for a profit.				
Alcoholic Beverage Sales (Subject to Section 5400 Wichita Falls Zoning Ordinance)		P	P	P	P
Antique Shop <i>(No Outside Sales or Storage)</i>		P	P	P	
Antique Shop <i>(With Outside Sales or Storage)</i>		C	C		P
Apparel Shop		P	P	C	
Art Gallery/Museum/Dealer		P	P	P	
Artist Studio		P	P	P	P
Bakery - Retail <i>(Eating Establishment, No Drive-Thru)</i>		P	P	P	
Bakery - Retail <i>(With Drive-Thru)</i>		C	P	C	
Bakery <i>(Wholesale)</i>			C	C	P
Book/Stationery Shop <i>(Retail Only)</i>		P	P	P	P
Building Material Sales/Lumber Yard					C
Catering Service		C	P	P	P
Consignment Shop		P	P		
Convenience Store <i>(No Gasoline Sales)</i>		C	C	C	
Convenience Store <i>(With Gasoline Sales)</i>			C		P
Drinking Establishment/Bar - Licensed as a Private Club		C	P	C	P
Drinking Establishment/Bar < 50% food sales		C	C	C	
Eating Establishment/Restaurant <i>(No Drive-Thru Service)</i>		P	P	P	
Eating Establishment/Restaurant/Kiosk <i>(With Drive-Thru Service)</i>		P	P	P	
Eating Establishment with Micro-brewery (onsite mfg. and sales) > 50% food sales		C	C	P	
Food Truck (non-special event)		C	C	C	C
Electronic Goods <i>(Retail Only)</i>		P	P	C	

Retail Cont'd

TYPES OF LAND USES		Greater Downtown Zoning Districts			
		CBD	GCD	RDD	LID
Retail	Generally, the sale of goods and services from individuals or businesses to the end-user, whereby sales taxes are normally paid. A retailer purchases goods or products in large quantities from manufacturers directly or through a wholesale, and then sells smaller quantities to the consumer for a profit.				
Flea Markets					
Florist Shop (<i>Retail Only</i>)		P	P	P	
Furniture and Appliance Store (<i>Retail Only</i>)		P	P		
Furniture Store (New, Used)		P	P		
General Retail/Merchandise Stores (<i>No Outside Storage</i>)		P	P	C	
Gift, Boutique or Card Shop (<i>Retail Only</i>)		P	P	P	
Grocery or Food Store		P	P	C	
Hobby, Handicraft and/or Crafts Store (<i>Retail Only</i>)		P	P	C	
Home Improvement Center w/Hardware, Building materials, with outside storage			C		P
Jewelry Store		P	P		
Liquor Store		C	P	C	
Market, Farmer's, Produce (Primarily Retail)		P	C	P	
Meat and Fish Market (<i>Retail Only</i>)		P	C	P	
Motion Picture/Movie Studio/Production - Commercial		C	P	C	P
Musical Instruments, Piano Sales		P	P	P	
Nursery or Greenhouse, retail				C	P
Outdoor Food Court		P	C	P	
Outdoor Display (Additional Requirements; Section 5980 Wichita Falls Zoning Ord.)		P			
Pawn Shop (No outside Storage)			C		
Plant or Garden Center (Inside Storage)			P	P	P
Pet and Bird Shops (<i>Retail Only</i>)			C		P
Trophy Engraving		P	P		
Second-Hand/Used Merchandise (<i>Retail</i>)		C	P		
Vacuum Cleaner Sales and Repair		C	P		C
Vaping Shop/Electronic Cigarettes (Sales/Service)					C

Transportation & Auto Services

TYPES OF LAND USES		Greater Downtown Zoning Districts				
		CBD	GCD	RDD		LID
Transportation & Auto Services	The sale of vehicles, goods and services related to transportation. Vehicles also means trucks, boats, motorcycles, bicycles, airplanes & heavy equipment. Goods includes vehicle parts and accessories. Services includes repairs, maintenance, storage & actual modes of transportation such as taxis and limousines					
All-Terrain Vehicle Dealer/Sales (UTV/golf carts/go-carts)				C		P
Auto Accessories (<i>Retail Sales and Indoor Installation Only</i>)			C			C
Auto Body Repair/Painting						
Auto Dealer (<i>New - Auto Servicing and Used Auto Sales as accessory uses only, w/outdoor sales</i>)				C		C
Auto Dealer/Sales, Primarily Used Auto Sales w/outdoor sales						C
Automobile Driving School (<i>including Defensive Driving</i>)		C	P	C		P
Auto sales/more than 1 used vehicle per premise, not an auto dealer, regardless of vehicle ownership						C
Auto Glass Repair/Tinting			C	C		P
Auto Impound/Inoperable Vehicle Holding Yard (Public/Private)						
Auto Interior Shop/Upholstery						
Auto Muffler Shop						C
Auto Painting Shop						C
Auto Parts Sale (<i>New or Rebuilt; No Outside Storage, No Outside Display, No Repairs</i>)		C	C	C		P
Auto Parts Sales (<i>New or Rebuilt; With Outside Storage or Display, Minor Repairs</i>)						P
Auto Parts Sales, Primarily Used						C
Auto/Motor Vehicle Rental			C	C		P
Auto/Motor Vehicle Rental (office only)		C	C	P		P
Auto Rebuilder-Motors, Transmissions, Alternators, etc.						C
Auto Repair, Painting (Major)						
Auto Repair (Minor)						C
Auto Salvage and Wrecking Yard						
Auto Service Station w/accessory fuel sales, wrecker services (no wrecked vehicle storage)						C

Transportation & Auto Services Cont'd

TYPES OF LAND USES		Greater Downtown Zoning Districts				
		CBD	GCD	RDD		LID
Transportation & Auto Services	The sale of vehicles, goods and services related to transportation. Vehicles also means trucks, boats, motorcycles, bicycles, airplanes & heavy equipment. Goods includes vehicle parts and accessories. Services includes repairs, maintenance, storage & actual modes of transportation such as taxis and limousines					
Auto Storage or Auto Auction, Wholesale Auto Sales						
Auto Wrecker Service - primary use						
Automobile Wash – Full Service/Detailing Shop			C	C		P
Automobile Wash – Self Service			C			P
Bicycle Sales and/or Repair		P		P		P
Boats and Personal Watercraft Sales (New/Indoor Repair)				C		C
Boat, Watercraft Repair						
Boat, Watercraft Outside Storage						
EV Charging Station/Infrastructure Station		C	P	P		P
Gasoline/Fueling Station						P
Helipad, Helistop, Heliport						
Motor Freight Transportation, Storage, Depot or Terminal						C
Motorcycle Sales/Dealer			C			P
Motorcycle Repairs as Primary Use						P
Quick Lube/Oil Change/Minor Inspection						P
Parking Lot or Garage as Accessory Use for passenger cars and trucks of less than one (1) ton capacity		P	P	P		P
Parking Lot or Garage as Primary Use for passenger cars and trucks of less than one (1) ton capacity		C	C	P		P
Personal Mobility Device System (Bicycles/Scooters) (includes rentals/docking station)		P		P		
Recreational Vehicle (RV) Display or Sales (New or Used)						
Recreational Vehicle Repairs						
Recreational Vehicle (RV) Storage – <i>More than one, not occupied and/or not connected to water or electricity; not placed in a front setback</i>						

Transportation & Auto Services Cont'd

TYPES OF LAND USES		Greater Downtown Zoning Districts				
		CBD	GCD	RDD		LID
Transportation & Auto Services	The sale of vehicles, goods and services related to transportation. Vehicles also means trucks, boats, motorcycles, bicycles, airplanes & heavy equipment. Goods includes vehicle parts and accessories. Services includes repairs, maintenance, storage & actual modes of transportation such as taxis and limousines					
Recreational Vehicle (RV) Storage <i>No more than one, not occupied connected to water or electricity and not placed in a front setback</i>						C
Railroad Team Tracks, Unloading Docks, Storage Tracks, and Spurs						P
Railroad Yards - Round House or Shop						P
State Vehicle Inspection		C	C			P
Taxi/Uber/Lyft/Limousine Service			C	C		P
Tire Sales <i>(Indoors w/only outside storage or display w/in 5 ft. of building and/or one rack of display not on ROW)</i>			C			P
Tire Sales <i>(With Outside Storage and display not on ROW)</i>			C			C
Transfer Station (Refuse/Pick-Up)						
Transit or Passenger Terminal/Travel Center		C		P		C
Truck/Bus Parking, Storage, Leasing						C
Truck Repairs						
Truck Sales and Services (Heavy Trucks)						
Truck Stop						
Truck Terminal						
Truck Wash						

Amusement & Recreation

TYPES OF LAND USES		Greater Downtown Zoning Districts				
		CBD	GCD	RDD		LID
Amusement & Recreation	Includes uses and activities often done for play, enjoyment and pleasure whether outdoors or indoors.					
Amusement, Commercial (<i>Indoor</i>)		C	C	P		C
Amusement/Recreation, Commercial (<i>Outdoor</i>)			C	C		C
Amusement, Commercial – Temporary (e.g., carnival, haunted house) (Refer to Chapter 10 – Amusements & Entertainments)			C	C		P
Amusement Devices/Arcade (Four or More Devices, Indoors only)		C	C	C		
Archery, Paintball, Shooting Ranges Indoor				C		P
Archery, Paintball, Shooting Ranges Outdoor						
Billiard/Pool Facility (Three or More Tables) Archery, Paintball, Shooting Ranges Outdoor			C	C		
Billiard/Pool Facility (One or Two as an Accessory to a Permitted Use)		C	C	P		
Bingo, Domino Parlor or Similar Commercial Facility		C	C	C		
Bowling Alley (Air-Conditioned and Sound Proofed)		C	P	P		P
Concert Hall		P		P		
Golf Driving Range (indoor)				C		P
Playfield or Stadium (Private)				C		C
Recreational Vehicle Park				P		
Skating/Hockey Rink				P		
Swimming Pool, Private (Use By Membership)		C	C	C		
Swimming Pool, Commercial			C	P		
Tennis Court (Private/Not Lighted)		C	P	P		P
Tennis Court (Public/Government ownership; Lighted)			C	P		
Theatre, Live or Performing Arts or Dinner Theater		P	P	P		
Theatre, Drive-in Movie						
Theatre, Movie/Cinema (indoors)		P	P	P		
Tower – Broadcast (Commercial)	Refer to regulations in Section 5910 – Communications Towers Wichita Falls Zoning Ordinance					
Tower - Cellular Communications						
Tower - Radio, Television and Communications Towers						

Commercial & Wholesale Trade

TYPES OF LAND USES		General Downtown Zoning Districts				
		CBD	GCD	RDD		LID
Commercial & Wholesale Trade	Generally, the sale or distribution of goods or merchandise to other wholesalers, retailers; industrial, commercial, institutional, other professional business users or the sale of goods to anyone other than a standard consumer.					
Appliance Repair <i>(No outside storage)</i>			P			P
Book Binding		C		C		P
Carpenter, Cabinet, Woodworking Shop			C	C		P
Carpet and Rug Cleaning Plant			C			P
Cleaning Plant (Commercial Laundry)			C			P
Communication Equipment Sales/Service (Installation and/or Repair – No outdoor sales or storage or towers/antennae)			P			P
Contractor Yard with Storage						P
Contractor's Office/Sales No Outside Storage including Vehicles		C	P	C		P
Exterminator Service/Company <i>(No Outdoor Sales or Storage)</i>				C		P
Fix-it-Shops - Small Engine, Saw Filing, Mower Sharpening, etc.			C			P
Heating & Air-Conditioning Sales/Services			C	C		P
Lawnmower Repair and/or Sales			C			P
Lumber and Building Materials – Used (Storage and/or Sales)						P
Machine Shop						P
Maintenance & Repair Service for Buildings/Janitorial			C			P
Manufactured Home Display or Sales (New or Used)						P
Mattress - Making and Renovating						P
Milk Depot - Wholesale						P
Mini-Warehouse/Self Storage (Non-occupied except for storage)			C			P
Moving and Storage Company			C			P

Commercial & Wholesale Trade Cont'd

TYPES OF LAND USES		Greater Downtown Zoning Districts				
		CBD	GCD	RDD		LID
Commercial & Wholesale Trade	Generally, the sale or distribution of goods or merchandise to other wholesalers, retailers; industrial, commercial, institutional, other professional business users or the sale of goods to anyone other than a standard consumer.					
Newspaper Printing						P
Outdoor Sales As a Primary Use			C			P
Pawn Shop			C			C
Plumbing Shop			C			P
Portable Building Sales, with display on a paved surface or behind a screening fence			C			P
Portable Building Sales as an accessory to a use allowed in a district on a paved surface			C			P
Portable/Chemical Toilet renting, storage						C
Printing Equipment, Supplies and Repairs			C	P		P
Propane Sales Filling (Retail)			C			P
Publishing and Printing Company			C	P		P
Recycling and/or Drop Off Kiosk, Bin or Reverse Vending Machine (Main or Accessory Use)			C	C		C
Refinishing, Restoring and Painting Shop (non-auto)			C			P
Salvage (Indoor and non-auto)						
Salvage Storage Yard (non-auto)						
Scrap Metal Storage Yard						
Security Systems Installation Company			C	C		P
Sheet Metal Shop						P
Slaughter House/Meat Packing						
Signs - All Types (Defined Within the Referenced Section)	Refer to Section 6700 – Sign Regulations City of Wichita Falls Zoning Ordinance					
Sign Shop (small scale, such as a storefront; retail sign and banner making sale only; no outside storage)		C	C	C		P

Commercial & Wholesale Trade Cont'd

TYPES OF LAND USES		Greater Downtown Zoning Districts				
		CBD	GCD	RDD		LID
Commercial & Wholesale Trade	Generally, the sale or distribution of goods or merchandise to other wholesalers, retailers; industrial, commercial, institutional, other professional business users or the sale of goods to anyone other than a standard consumer.					
Stone Monuments and Gravestones – Engraving and Retail Sales Only			C			P
Taxi Cab Storage and Repair						P
Tool and Machinery Rental (Indoor Storage only)			C			P
Tool and Machinery Rental (with Outdoor Storage)						P
Upholstery Shop (Non-Auto)			C			P
Warehouse (<i>Storage or Wholesale Warehouse</i>)			C	C		P
Welding Shop/Repair			C			P
Wholesale Trade – Durable and Nondurable Goods Not Otherwise Listed			C	C		P
Wood Working Shops			C	C		P

Light Assembly/Industrial

TYPES OF LAND USES		Greater Downtown Zoning Districts				
		CBD	GCD	RDD		LID
Light Assembly/ Industrial	Includes the on-site storage, manufacture, assembly or processing of products and goods not otherwise classified as agricultural or extractive. Generally, excludes those manufacturing and industrial processes considered “heavy” especially the processing of raw materials or chemicals or with environmental and adjacency issues.					
Any Light Assembly, Manufacture or Industrial Process Not Listed and Not Prohibited by Law						C
Alcoholic Beverage Manufacture-Distillation of Liquors, Spirits, Etc. (Brewery)			C			P
Alcoholic Beverage Warehousing/Distribution						P
Awning Manufacture - Cloth, Metal and Wood						C
Bag Manufacturing						C
Bottling Works						P
Candy and Other Confectionary Products Manufacture			C			P
Canning and Preserving Factory						C
Canvas & Related Products Manufacture						C
Clothing/Apparel Manufacture						
Cold Storage Plants/Locker						P
Coffin Manufacture						C
Dairy Products Distribution/Processing			C			P
Distribution Center				C		P
Electronic Assembly						P
Elevator Manufacture						C
Enameling & Painting						C
Food Processing (Non-Meat)			C			P
Footwear Manufacture						C
Gases (Industrial/Medical-Grade/Specialty) Compressed/Liquid				C		P
Ice Cream/Ice Manufacture						P
Iron Works (Ornamental)						P
Laboratory Equipment Manufacturing						C

Light Assembly/Industrial Cont'd

TYPES OF LAND USES		Greater Downtown Zoning Districts				
		CBD	GCD	RDD		LID
Light Assembly/ Industrial	Includes the on-site storage, manufacture, assembly or processing of products and goods not otherwise classified as agricultural or extractive. Generally, excludes those manufacturing and industrial processes considered "heavy" especially the processing of raw materials or chemicals or with environmental and adjacency issues.					
Leather Products Manufacture						
Manufactured/Industrialized Building Manufacture						
Motor/Engine Manufacture						
Office Equipment Manufacture						C
Orthopedic, Prosthetic, Surgical Appliances and Supplies Manufacture						C
Paper Products, Envelopes and Paper Box Manufacture						C
Scientific and Industrial Research Laboratories (Hazardous)						
Scientific and Industrial Research Laboratories (Non-Hazardous)			C			P
Sign Manufacturing (No Outside Storage)						P
Sign Manufacturing (With Outside Storage)						
Textile Products Manufacture						
Warehousing, Distribution, Storage				C		P

Mineral Extraction

TYPES OF LAND USES	Greater Downtown Zoning Districts				
	CBD	GCD	RDD		LID
Mineral Extraction					
Natural gas compressor station	Requires CUP in all zoning districts. Subject to regulations in Section 7200 of Wichita Falls Zoning Ordinance				
Drilling and production of natural gas and/or oil and activities related thereto	Permitted subject to the provisions of Wichita Falls Code of Ord. App. A – Subdivision & Development Regs, Sec. 6.4 Oil & Gas Wells				
Sand, gravel, caliche or stone extraction and sales					
Storage of Cement, Sands and Gravel					C

Temporary Uses

TYPES OF LAND USES	Greater Downtown Zoning Districts				
	CBD	GCD	RDD		LID
Temporary Uses	Uses generally considered to be temporary in nature which are not otherwise permitted and require a site plan and permit as outlined in Section 6600 – Temporary Use Regulations				
Christmas Tree Sales Lot	C	C	C		C
Containers (shipping) or Metal Trailer Unit/Modular Pods for temporary storage during construction <i>(only with permit from Building Official)</i>	C	P	P		P
Containers (shipping) or Metal/Modular Pods for temporary storage during seasonal sales and not occupying required parking or encroaching on required setbacks		C	C		P
Containers (shipping) or Metal/Modular Pods for accessory storage for an allowed use, not occupying required parking or encroaching on required setbacks and screened or not visible from any adjacent ROW		C			P
Outdoor Entertainment (<i>non-residential; 3-day limit</i>) (Refer to Section 6600 of the Zoning Ordinance)	C	C	C		